

MINUTES

BOARD OF SUPERVISORS WORKSHOP SESSION

**JUNE 14, 2006
5:00 P.M.**

The Silver Spring Township Board of Supervisors met in a workshop session on Wednesday, June 14, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Christopher Latta called the meeting to order at 5:00 p.m.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Mary Lou Pierce-McLain, Supervisor Jackie Eakin, and Supervisor Vince DiFilippo.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony Dawood, Township Engineer; Police Chief Walter Hughes; Mrs. Marie Daubert, Director of Parks and Recreation; Miss Shannon Spease, Assistant Director of Parks and Recreation; and Mrs. Kathy Kramer.

Others present:

J. Funkhouser
Ted Ansel
Pat & Larry Kieffer
Susan Smith
Charlie Suhr
Royal Palmer
Jack Hurley
Brad Swidler
John Murphy

L. Spenard
John & Belva Hoffman
Stephen & Brenda Stoner
Pat McCann
Jeff Colosimo
Mark Cumming
Tim Nieman
John Zonarich
Ron Secary

PUBLIC PARTICIPATION

Mr. Lionel Spenard questioned the date of completion of the roadside berms on Sunset Drive, White Birch Lane, Marble Street, Pine Hill Avenue, and North and South Locust Lane. Mr. Spenard also shared his concerns regarding Verizon's high costs for telephone service.

Mrs. Pat McCann thanked the Supervisors who came out to her property and listened to her concerns. She advised that she is willing to work with the Township on the kennel issue.

RECREATION ADVISORY COUNCILa. SILVER SPRING YOUTH
BASEBALL ASSOCIATION
PROPOSAL

Mrs. Marie Daubert discussed the changes that were made on the agreement proposal and the donor agreement with the Silver Spring Youth Baseball Association (SSYBA). The Township Solicitor suggested that the donor agreement be silent on the amount of the renewal fee but to keep all the other language.

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the Silver Spring Youth Baseball Association agreement subject to the recent modifications.

The motion carried.

b. WILLOW MILL PARK GRANT
APPLICATION STATUS

Mrs. Marie Daubert discussed the Growing Greener Grant with the Board. The Cumberland County Planning Commission suggested that the Recreation Advisory Council apply to the PA Fish and Boat Commission for a boat launch and gravel parking lot leading to the launch. County advised they will assist with the application.

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors authorized staff to proceed with the PA Fish and Boat Commission grant application.

The motion carried.

APPROVAL OF MINUTES
May 24, 2006

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the minutes from the meeting held May 24, 2006.

The motion carried.

A. C. RIMMER AGREEMENT

Mr. Charlie Suhr reviewed the A. C. Rimmer agreement to construct a second home on Lot 21 of the Greater Keystone Properties Development with the Board.

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the agreement as amended by the Board's comments to allow for the construction of a second home on Lot 21 of the Greater Keystone Development.

The motion carried.

WATERFORD SQUARE II CONCEPT

Mr. John Murphy, Mr. Mark Cummings, and Ms. Susan Smith presented a plan for the Waterford Square II Live/Work Concept to the Board of Supervisors.

The Board supported the idea of the Live/Work Concept but not the architectural designs of the building. The developer will prepare other designs for Board consideration.

TEXACO ROAD/HOGESTOWN ROAD
TRAFFIC SIGNAL

The Board reviewed the Township Engineer's June 9, 2006 memo regarding the Texaco Road/Hogestown Road Traffic Signal project.

On an Eakin/DiFilippo motion, the Board of Supervisors approved the Texaco Road/Hogestown Road traffic signal project in accordance with the schedule as outlined in the Engineer's June 9th memo.

The motion carried.

ZONING ORDINANCE TEXT
AMENDMENT REGARDING
CHURCHES

On an Eakin/LeBlanc motion, the Board of Supervisors referred the proposed amendment to the Planning Commission, set a hearing date of July 26, 2006 and authorized the advertising.

PENINSULA PHASE III LOTS 15 AND
16 SUBDIVISION PLAN 2001-12F –
BOND RELEASE

Mr. Ron Secary asked the Board to release the bond in the amount of \$111,127.50 for the Peninsula Phase III Lots 15 and 16, subdivision plan, 2002-12F, since all the

facilities have been constructed in accordance with the approved plans.

On an Eakin/Pierce-McLain motion after a lengthy discussion with Mr. Ted Ansel, Mr. Ron Secary, and Mr. Bony Dawood, the Board of Supervisors approved the release of the bond for Peninsula Phase III Lots 15 and 16, subdivision plan, 2001-12F, per the Township Engineer's June 5, 2006 letter.

The motion carried with Supervisor LeBlanc opposing.

PENINSULA PHASE III SUBDIVISION
PLAN 95-1F – ROAD ACCEPTANCE

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors tabled the acceptance of roads within Phase III of the Peninsula development. The following comments must be addressed:

1. The required landscape and fencing is to be installed.
2. All supporting documentation must be found to be acceptable to staff.
3. An 18-month maintenance bond to secure the structural integrity of the streets be provided in the amount of \$100,239.02.

The motion carried.

ADMINISTRATION BUILDING
CONSTRUCTION OPTIONS

The Board discussed the options for construction of a new administration building. The Board authorized obtaining additional information to include a pro forma. Mr. William Cook will set up a date and time for the Board to meet with Mr. Harrison.

HEMPT ROAD BRIDGE OVER
HOGESTOWN RUN

Mr. William Cook presented 2 issues for consideration by the Board. Benatec's recommendation for establishing a weight limit for the Hempt Road bridge over

Hogestown Run and consideration of applying for funding for the Hempt Road bridge.

Mr. Bony Dawood then reviewed his June 9, 2006 memo to the Board of Supervisors.

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors authorized that Mr. Bony Dawood contact PennDOT regarding the establishment of a weight limit for the bridge as well as to proceed in accordance with his June 9, 2006 memo.

The motion carried.

WSCOG AUCTION – AFFIRMATION
OF PARTICIPATION

On a Pierce-McLain/Eakin motion, the Board of Supervisors affirmed the Township's participation in the West Shore Council of Governments Surplus Auction on July 19, 2006.

The motion carried.

EXCESS PROPERTY

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the staff's request to declare items as excess property and authorized staff to obtain bids from the employees for the items. Unsold items will be taken to the West Shore COG auction.

The motion carried.

THE PRESERVE AT SIMMONS
CREEK 2005-23F – BOND
ESTABLISHMENT

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors accepted the financial security agreement and letter of credit agreement for the Preserve at Simmons Creek conditioned upon review by staff and establish bonding in the amount of \$414,364.73.

The motion carried.

BENT CREEK, LOT #20, 2004-14F-
BOND REDUCTION

On a LeBlanc/Eakin motion, the Board of Supervisors tabled action on Bent Creek, Lot #20, 2004-14F-Bond Reduction after it was reported that staff has discovered some deficiencies with the project and would like to review those prior to any bond release.

The motion carried.

HOFFMAN/KIEFFER ZONING
REQUEST

Ms. Susan Smith, Mr. John Zonarich and Mr. Royal Palmer requested that the Board reconsider the request for rezoning the Hoffman/Kieffer property for commercial use consistent with the properties across Wertzville Road.

On a DiFilippo/Eakin motion, the Board of Supervisors authorized that the staff prepare an ordinance to change the zoning from RE to C1 for the Hoffman/Kieffer/Stoner properties for future consideration by the Board.

The motion carried with Supervisor Latta opposing.

WEBSITE HOSTING

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved contracting with BMC Hosting to host the Township website for an annual fee of \$120.

The motion carried.

PLANNING DISCUSSION –
COMPREHENSIVE PLAN/ZONING
ORDINANCE

Supervisor DiFilippo represented the Land Preservation Committee (LPC) and recommended that the zoning ordinance and the subdivision/land development ordinance be updated to incorporate Growing Greener provisions. The Board expressed support of this effort.

LIAISON/PRIORITY REPORTS

The Board authorized staff to obtain proposals and costs for a space planning analysis for the new administration building and to arrange a meeting with Mr. Harrison for discussion with the Board.

Supervisor Eakin reported that the Planning Commission discussed the Sam's Club at Silver Spring Commons and the fueling station.

Supervisor Pierce-McLain reported from the Zoning Hearing Board that two cases were continued, Team Rahal of Mechanicsburg, Inc. and Accent Home Builders, LLC. The Zoning Hearing Board approved the Helen A. Deitch variance request for subdividing an 18.5 acre parcel into five lots, four of the lots will not have the required minimum road frontage along a public street. The Douglas R. Bopp variance request for an accessory building to exceed the maximum permitted height of 15 feet to store his travel trailer was also granted.

Supervisor Pierce-McLain also reported that Emergency Management Council has been testing the pre-emption devices. She also reported that everything went well with the concert held at the Navy Depot.

Supervisor LeBlanc reported that West Shore COG is looking at a possible name change. She also reported that Verizon is now forced to bond their work in certain municipalities where there have been problems. Supervisor LeBlanc also reported that at the Cumberland County Municipal Advisory Board meeting there was a guest speaker from Keystone Bio Fuels. Also from RAC, Cumberland Valley Midget Football informed the Township that they would like to also have a permanent home at Stony Ridge Park with a 6,000 seat stadium. Supervisor LeBlanc also stated that there is also a naming contest for the Fry Tract.

Supervisor Latta advised that he will arrange to have representatives from both points of view regarding the cable franchise issue attend the next Board meeting.

Supervisor DiFilippo reported that the Business Advisory Council's next meeting is on July 13, 2006. He also stated the Land Preservation Committee has applied to the County for a grant and hope to be hearing about the application status by June 15, 2006. The next meeting is on

July 6, 2006 and LPC intends to approach Karen Karkuff about becoming a new member.

Meeting minutes were provided on the Land Preservation Committee. At the April meeting the committee drafted the resolution that was presented tonight. John Murphy, Alpha Engineering, presented ideas on how you can preserve land and still build developments.

Supervisor Pierce-McLain informed the Board Chairman that all Board members have passed their NIMS training in addition to Mr. William Cook, Mr. Kelly Kelch, and Mr. Jim Hall.

MANAGER'S REPORT

Mr. William Cook gave the following Manager's Report:

Millers Gap Road drainage update – Cuomo's portion has been completed.

Website Status - The website has been forwarded to the Board for their review and comments.

EXECUTIVE SESSION

The Board recessed to an executive session to discuss two litigations issues at 7:57 p.m. and returned at 8:42 p.m.

OTHER PERTINENT BUSINESS

Domestic Pet Limit Ordinance

Supervisor DiFilippo asked that the Board consider including the issue of the number of domestic animals/pets in its discussion of Ordinance revision.

Patrolman Bassler

In response to a question by Supervisor LeBlanc, Chief reported that Officer Bassler will return to work in July.

Supervisor Latta

On a Pierce-McLain/DiFilippo motion, the Board approved the Peninsula Phase IV settlement agreement.

The motion carried.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 8:45 p.m. on a Pierce-McLain/DiFilippo motion.

The motion carried.

Recorder: _____

Kathy Kramer

APPROVED: _____

Chairman

Secretary